

PLACER COUNTY PLANNING DEPARTMENT - FEE SCHEDULE

Effective - July 1, 2003 to June 30, 2004

Type of Application			Application Fee	PCTPA Fee	FALUC Fee
Additional Building Site			\$530		
Admin. Approval of Antenna (Section 17.56.060F)			\$480		
Admin. Approval (Section 17.60.105)			\$105		
Admin. Review Permit - Secondary dwellings/other uses			\$480		
SFD/Small Collection/Recycling Facility/Private Kennel/Cattery			\$55		
Ag. Preserve (New)			\$760		
Ag. Preserve (Split)			\$945		
Amend. Map/Certificate of Correction					
Subdivision			\$1,115		
Parcel Map			\$600		
Appeals			\$425		
Avalanche Appeals			\$345		
Certificate of Compliance			\$600		
Conditional Use Permit (See "Definitions")					
Major A ²	1/3 base fee = \$990	2/3 base fee = \$1980	\$3,000 minimum fee/deposit	\$35	\$100
Major B ²	1/3 base fee = \$782.10	2/3 base fee = \$1564.20	\$2,370 minimum fee/deposit	\$35	\$100
Major C ²	1/3 base fee = \$462	2/3 base fee = \$924	\$1,400 minimum fee/deposit	\$35	\$100
Modification of CUP			2/3 of current base fee	\$35	\$100
Minor modification of CUP (See "Definitions")			1/3 of current base fee	\$35	\$100
Design Review (See "Design Review Application Fees")					
Type A ²	1/3 base fee = \$1054.35	2/3 base fee = \$2108.70	\$3,195 minimum fee/deposit		
Type B	1/3 base fee = \$798.60	2/3 base fee = \$1597.20	\$2,420		
Type C	1/3 base fee = \$496.65	2/3 base fee = \$993.30	\$1,505		
Type D	1/3 base fee = \$196.35	2/3 base fee = \$392.70	\$595		
Single Family Dwelling			\$ 55		
Commercial Remodel			\$160		
Modification of DSA			2/3 of current base fee		
Minor modification of DSA (See "Definitions")			1/3 of current base fee		
Conceptual review			20% of current base fee		
Development Agreement ²			\$2,855 minimum fee/deposit		
Environmental Impact Assessment Questionnaire ² (<i>Fee required prior to Notice of Preparation submittal</i>)			\$935 minimum fee/deposit	\$35	\$60
Minor/Modification of EIAQ (See "Definitions")			\$385	\$35	\$60
Environmental Impact Report ²			\$6,935 minimum fee/deposit		\$300
Addendum EIR ²			\$3,755 minimum fee/deposit		\$300
Minor Addendum EIR (See "Definitions")			\$1,860		\$300
Reprocessed EIR ²			\$4,720 minimum fee/deposit		\$300
Exemption Verification			\$25		
Extension of Time			40% of current base fee		
Fish and Game fees: Negative Declaration			\$1,280		
EIR			\$880		
General Plan Amendment ²			\$2,855 minimum fee/deposit	\$150	\$300
GPA combined with Rezoning ²			\$3,240 minimum fee/deposit	\$150	\$300
Minor Boundary Line Adjustment			\$695 per adjustment		
Minor Land Division			\$565 per resulting lot	\$35	\$100
Revised Tentative Map/Modification			\$175		
Minor Use Permit (See "Definitions")					
Type A	1/3 base fee = \$788.70	2/3 base fee = \$1577.40	\$2,390	\$35	\$100
Type B	1/3 base fee = \$534.60	2/3 base fee = \$1069.20	\$1,620	\$35	\$100
Type C	1/3 base fee = \$169.95	2/3 base fee = \$339.90	\$515	\$35	\$100
Modification of MUP			2/3 of current base fee	\$35	\$100
Minor modification			1/3 of current base fee	\$35	\$100
Notice of Preparation (<i>EIAQ fee required prior to NOP submittal</i>)			\$660		\$60
Outdoor Event Permit - Temporary			\$345		
Park dedication			\$1,450 per resulting lot		
Park fee for Dry Creek/West Placer Community Plan area			\$3,105 per resulting lot		

² Major Projects will be processed at cost. See definition two on Page 2.

Rafting Permit		\$6,415		
Reapplication within one year of permit expiration		1/3 of current base fee		
Rezoning/Zoning Text Amendment ²		\$2,435 minimum fee/deposit	\$150	\$200
Sign Permit		\$80		
Specific Plan ²		\$2,855 minimum fee/deposit	\$70	\$200
Modification ²		\$1,095 minimum fee/deposit	\$70	\$200
Subdivision tentative map				
Sewer (including resubdivision) ²		\$1,095 + \$90 per lot /deposit	\$150	\$300
Septic (including resubdivision) ²		\$1,095 + \$180 per lot/deposit	\$150	\$300
Modification ²		\$1,115 minimum fee/deposit	\$150	\$300
Reversion to Acreage				
Major		\$1,760		
Minor		\$835		
Subpoena fee (See "Definitions")		\$160		
Tree Permit (minor)		\$25		
Variance				
Setback, fencing	2/3 base fee = \$445.50	\$675		
Other	2/3 base fee = \$544.50	\$825	\$35	\$60
Modification		2/3 of current base fee	\$35 (other)	\$60 (other)

DEFINITIONS

- **PCTPA and FALUC fees:** Review fee for projects within airport overflight zones. These fees are processed as a separate check made payable to the appropriate entity. *The Placer County Transportation Planning Agency (PCTPA) handles the Auburn, Lincoln, and Blue Canyon Airports. The Foothill Airport Land Use Commission (FALUC) handles the Truckee Airport.*
- A **Major Project** is defined as a residential project of 100 or more units, or a commercial/industrial/recreational project of 10 acres or more. Included are EIRs, SUBs, CUPs, etc. A minimum fee is required equal to the base fee for the necessary entitlements. Additional costs determined by actual hours spent reviewing the project. Charges are initiated upon filing of the first environmental document and conclude upon recording of a final map or obtaining a building permit.
- A **Minor Addendum EIR** is an Addendum EIR done on a residential project of less than 50 units, or a commercial or industrial project on less than 10 acres.
- A **Subpoena Fee** is required if a County employee is involved in an official capacity, but the County is not a party in the litigation.
- **Combined Applications** may be entitled to special fees (see "Combining Application Fees").
- A **Minor Modification** is a proposed modification determined by the Planning Director to not be a substantial change in the proposed project or conditions (eg. a second residential unit (adding square footage), and possibly changing a condition on an approved project.

CONDITIONAL USE PERMIT DEFINITIONS

CUP TYPE "A" (\$3,000.00)

Airfields and landing strip	Chemical products	Correctional institution
Electric generating plant	Explosives manufacture/storage	Food products
Hotels and motel	Industrial subdivision	Lumber and wood products
Machinery manufacturing	Metal manufacturing industry	Metal products fabrication
Mining operation	Motor vehicles & transportation equipment	Oil and gas well
Outdoor commercial recreation	Paper products	Petroleum refining/related industry
Plastics and rubber products	Printing and publishing	Reclamation plan
Recycling/scrap/wrecking yard	School:	Shopping center (10+ acres)
Slaughterhouses and rendering	College and university	Sport facility & outdoor public assembly
Truck stop	Elementary	Waste disposal site
Weapons manufacturing	Secondary	Vehicle and freight terminal
	Specialized education	

CUP TYPE "B" (\$2,370.00)

Animal sales yard, feed lot, stockyard	Auto, mobilehome, vehicle & parts sales	Bank and financial service
Broadcasting studio	Building materials store	Business support service
Cemetery, columbarium, mortuary	Chicken, turkey, or hog farm	Church
Combining -UP use	Community center	Fast-food restaurant
Fertilizer plant	Furniture, furnishings & equipment store	Grocery and liquor store
Library and museum	Mail order and vending	Medical services-hospital/extended care
Membership organization facility	Mobilehome park	Multi-family residence (21+ units)
Office	Outdoor retail sales (see MUP Type A, C)	Park, playground, golf course
Planned Development	Plant nursery in CPD zone district	Public safety facility
Public utility facility	Recreation and fitness center	Recreational vehicle park
Recycling facility	Repair/maintenance-consumer products	Restaurant and bar
Retail stores, general merchandise	Secondhand store	Senior housing project
Service station	(Adult) Sex oriented entrtnmnt. business	Shopping center (up to 5 acres)
Shopping center (5-10 acres)	Ski facility and ski runs	Storage, mini-storage facility
Theater and meeting hall	Timeshare (Section 17.56.310)	Transit station and terminals

CUP TYPE "C" (\$1,400.00)

Child daycare, family care home	Drive-in and drive-thru sales	Drive-in and drive-thru service
Heliport	Medical services - vet clinic and hospital	Medical services - clinic and laboratory
Multi-family residential (20 or less units)	Non-conforming sign (Sec. 17.54.200)	Personal services
Repair and maintenance - acc. to sales	Subdivision within -SP zone district	Temporary uses (Sec. 17.56.300)
Vehicle storage	Water extraction and storage	

MINOR USE PERMIT DEFINITIONS

MUP TYPE "A" (\$2,390.00)

Auto, mobilehome, vehicle & parts sales	Campground	Child daycare center
Church	Clothing products	Concrete, gypsum, plaster products
Elec./electronic equipment, instruments	Fast food restaurant	Food products
Furniture and fixture manufacturing	Glass products	Harbor facility and marina
Hotel and motel	Lumber and wood products	Machinery manufacturing
Medical services - hospital/extended care	Metal products fabrication	Multi-family dwellings (21 or more)
Office	Outdoor commercial recreation	Outdoor retail sales (see MUP Type C)
Paper products	Park, playground, golf course	Paving materials
Plastic and rubber products	Printing and publishing	Retail store, general merchandise
	Service station	Shopping center (up to 5 acres)
School:	Shopping center (5-10 acres)	Stone and cut stone products
Elementary	Storage yard and sales lot	Storage, mini-storage facility
Secondary	Structural clay and pottery products	Textile and leather products
Specialized education & training	Transit station and terminals	Warehouse
Wholesale and distribution		

MUP TYPE "B" (\$1,620.00)

Agriculture processing	Antennas, communication facility	Bank and financial service
Bed and breakfast lodging	Broadcasting studio	Business support service
Commercial kennel and animal boarding	Community center	Construction contractor
Drive-in and drive-thru sales	Drive-in and drive-thru services	Farm equipment and supply sales
Fuel and ice dealer	Furniture, furnishings, equipment store	Golf driving range
Laundry and dry cleaning plant	Library and museum	Medical services - clinic and laboratory
Medical services - vet clinic, hospital	Membership organization facility	Multi-family dwellings (20 or less units)
Personal services	Plant nursery - retail	Plant production nursery (over 5 acres)
Public safety facility	Public utility facility	Recreation and fitness center
Repair/maintenance - consumer products	Residential care home (7 or more)	Restaurant and bar
Rural recreation	Small-scale manufacturing	Temporary event
Vehicle storage		

MUP TYPE "C" (\$515.00)

Accessory bldg and uses (Sec. 17.56.020)	Animal raising and keeping uses	Caretaker and employee housing
Commercial vehicle storage - 1 vehicle	Equestrian facility	Farm labor housing
Hardship mobilehome (Sec. 17.56.290)	Home occup. - fire arms (17.56.120B1)	Hunting and fishing cabin
Off-premise comm'l/ind. sign (17.54.190)	Outdoor retail sales when occupying an area no more than 10% of the floor area of a commercial bldg on the same site	Office - temporary (Sec. 17.56.300)
Outdoor eating (Sec. 17.56.190)	Roadside stand for agric. products	Outdoor retail sales (Sec. 17.56.160)
Plant nursery - non-production	Storage of petroleum products (onsite use)	Reconstruct non-conforming use (fire,etc)
Repair & maintenance accessory to sales	Temporary off-site subdivision sign (Sec. 17.54.170)	Repair & maintenance - vehicle
Residential accessory uses		Storage, accessory - resid. (Sec. 17.56.250)
Temporary dwelling (Sec. 17.56.280)		

The following uses may be processed as a **Minor Environmental Questionnaire**:

- Outdoor sales - dining (existing restaurant)
- Commercial or industrial establishment (existing developed area - Master Plan already approved)
- Modif. of previously approved entitlement (eg. tentative map, CUP)
- Down-zone to Open Space
- Conversion to timeshare (existing building)
- Variance to sign size and height
- Grading permit when not categorically exempt from CEQA
- EIAQ resubmittal (where previous application was withdrawn within previous one year)
- Parcel maps when not categorically exempt from CEQA
- Variance to number of signs permitted

DESIGN REVIEW APPLICATION FEES

The following definitions apply to Design Review projects:

Type A: Commercial building - 35,000 s.f.+
\$3,195.00 Industrial building, multi-family residential,
institutional uses - 100,000 s.f.

MODIFICATIONS:

Type B: Commercial building - 10,000 to 34,999 s.f.
\$2,420.00 Industrial building, multi-family residential,
institutional uses - 20,000 to 99,999 s.f.

Minor Modification = 1/3 of current base fee

A Minor Modification is a proposed modification determined by the Planning Director to not be a substantial change in the proposed project or conditions.

Type C: Commercial building - 2,500 to 9,999 s.f.
\$1,505.00 Industrial building, multi-family residential,
institutional uses - 5,000 to 19,999 s.f.
Commercial and industrial uses without buildings
which occupy 40,000 s.f.+

Major Modification = 2/3 of current base fee

Type D: Commercial building - 0 to 2,499 s.f.
\$595.00 Industrial building, multi-family residential,
institutional uses - 0 to 4,999 s.f.

Single family residence:
\$55.00

Commercial Remodel: Total work costs of less than 50% of the
\$160 value of the existing structures.

COMBINING APPLICATION FEES

TYPE OF APPLICATION:

(ARP)	Administrative Review Permit	(REA)	Rezoning	(SUB)	Major subdivision
(GPA)	General Plan Amendment	(REC)	Reclamation Plan	(UP)	Use Permits
(MLD)	Minor Land Division	(RPA)	Rafting Permit	(VAA)	Variance

Typical Combinations

GPA, REA
 SUB, GPA, REA
 SUB, GPA, REA, CUP and/or VAA
 SUB, REA
 SUB, REA, CUP and/or VAA
 SUB, CUP (usually a Planned Development)
 SUB, VAA
 MLD, REA
 REA, UP
 UP, VAA
 UP (new) and modification of Master CUP
 CUP, RPA
 MLD - Any two processes if one is an ownership transfer
 ARP, VAA

Application Fee

GPA/REA combined fee
 SUB & GPA/REA combined fee
 SUB & GPA/REA combined fee
 SUB & REA fee
 SUB & REA, **or** SUB & CUP, whichever is greater
 SUB & CUP
 SUB
 MLD & REA
 REA **or** UP, whichever is greater
 UP **or** VAA, whichever is greater
 One fee, whichever is greater
 RPA
 One fee, whichever is greater
 VAA **or** ARP, whichever is greater

Note: Where multiple applications for the same type of permit are requested on two or more adjoining parcels, or where the same use is proposed on multiple parcels which are not in close proximity (eg. setback variance applications on three adjacent parcels where the circumstances are identical or cellular antennae installations at several different locations throughout the County), the Planning Director is provided by this section with the authority to determine an appropriate combination of application filing fees rather than a separate filing fee for each application.